



LANCASTER COUNTY

South Carolina

Mobile Home Setup

General Information

After getting your yellow decal and permit to set up the mobile home, place the yellow decal where it can be seen from the front of the home. Remember to post your yellow permit at the road and driveway. Set your home up as described in this guide, then call the Lancaster County Building Department at (803)-285-1969 to schedule an inspection. You should call one business day before you need the inspection. Please give the Permit Tech your name, address and permit number as well as the type of inspection you need.

We will leave a notice of inspection, usually in the power panel and it will tell you if you passed inspection or what needs to be corrected. If you passed, we will send power authorization to the utility for you. You still must call the power company to request power. You should have already contacted the power company to set up an account.

Set up

1. All wheels must be removed.
2. Footings for piers six feet or less in height shall be on solid concrete or solid concrete blocks on undisturbed soil.
3. Piers and spacing should be completed as required in the manufacturers set up manual. If none is available, use the following guidelines:
 - a) Single wide 14 feet or less at 8 feet on center
 - b) Over 14 feet wide at 6 feet on center
 - c) Double wides and triple wides or multisectional homes at 6 feet on center
 - d) Piers are required at all doors and other concentrated load areas.
 - e) Piers shall be within 1 foot of each main I beam.
 - f) Tongue to be removed if placed on a permanent lot.
 - g) All homes to have at least one side hinged door minimum size 18 x 24 inches.
 - h) 6 mil poly required in crawl space as a ground cover
 - i) Crawl space to be vented .

Piers

1. Piers shall be double block on the main frame of the home.
2. Piers on corners less than 40" high can be single stacked capped with a solid 4 inch cap[block
3. Piers over 80" high shall be filled with concrete or grout and reinforced with 4 continuous #5 rebar.

Tie Down Installation

Tie downs shall be installed per manufacturers specification. Homes not provided with a tie down guide shall follow the guide below.

Minimum number of Tie downs	Length of Home		
	Up to 40ft	41 to 60 ft	61 to 82 ft
Diagonal Ties Per Side	3	5	6
Over the Roof Ties	2	3	3
Minimum Number of Anchors Per Home	6	10	12

Angle between frame and tie down shall be 45 degrees.. Anchors shall be installed all the way to the anchor base.

Multi wide homes do not require over the roof ties (unless the manufacturer calls for them)

Underpinning

Underpinning shall follow the guidelines set forth by the Unified Development Ordinance (UDO) as promulgated by Lancaster County Council. Only materials that are approved for use will be allowed.

Each crawls space shall be accessible by means of a side hinged door no less than 18 x 24 inches, which is water resistant. You may not provide access by means of a removable panel.

Crawlspace ventilation shall be by an approved method, such as perforated vinyl or in case of masonry underpinning by a foundation vent. A 6 mily poly vapor retarder is required to be placed in the crawl space.

Plumbing

1. Water service piping shall be rated for minimum 160 psi and shall be a minimum of 3/4 inch.
2. Water service piping shall not be laid in the same trench as sewer pipe or pass over any septic tank or drain field area.
3. A separate water shut off valve shall be placed on the supply side of the home, either in the crawl space or outside the underpinning.
1. Where the sewer line changes direction and where the drain line exceeds 45 degrees, you must place a clean out.
2. Cleanouts shall not be concealed in floor space or crawl space and must be accessible.
3. All plumbing work shall comply with the 2012 International Plumbing Code.

Electrical

Please read and understand the section on electrical set up. Failure to do so can result in great injury or death. **If you are not familiar with electrical work, leave it to a professional. Your life and the lives of your family are at stake.**

The service equipment is the outside panel and meter box. Many people use a one piece design that has the meter and panel together. If you need power to outside circuits, a one piece panel will work well.

There are two (2) setups: Overhead and underground

1. Overhead:

- a) Treated pole minimum 16 feet long with 4 feet in the ground
- b) Meter base and service equipment are mounted on a treated plate.
- c) Secure the riser 12 inches from the top of the pole and at 30 inch spaces along the pole.
- d) Weather proof all connections.
- e) Provide 2 ground rods 6 feet apart.

2. Underground:

- a) Two 4 x 4 treated posts minimum 2 1/2 feet in ground
- b) Two horizontal 2 x 10 treated boards to mount the service equipment on.
- c) Provide 2 ground rods 6 feet apart.

See diagrams for both set ups.

Wiring:

- 1. The wire run from the service panel to the interior sub panel must have 4 wires of SE cable or 4 separate wires suited for direct burial in the ground.
- 2. Wire sizes shall comply with the following chart for the different ampere rating of the homes.
- 3. The outside disconnect at the service equipment and the main disconnect inside the subpanel must be the same size amp rating. Example 200 amp inside must have 200 amp outside,
- 4. The maximum height of the service equipment on a pole shall be no more than 6 feet to the top of the main breaker.

Wire Size Chart

	Copper			Aluminum		
AMPS	2 HOT LEGS	NEUTRAL	GROUND	2 HOT LEGS	NEUTRAL	GROUND
200	2/0	#1	#6	4/0	2/0	#4
175	1/0	#2	#6	3/0	1/0	#4
150	#1	#3	#6	2/0	#1	#6
125	#2	#4	#8	1/0	#2	#6
100	#4	#8	#8	#2	#4	#6

Electrical Continued

1. The ground wire on the sub fed panel must be bonded to the panel by means of the green bonding screw. The ground wire shall connect to the ground wire bus on the subfed panel. This conductor may be bare or if insulated must be identified with green insulation or green tape on the insulation.
2. The neutral wire (white or grey) shall be installed on the neutral bus and not bonded to the panel. The neutral must be insulated and can be marked with grey or white tape at the end of the wire.
3. Direct burial cable shall be 24 inches below grade. Conduit shall be placed 18 inches below grade.
4. All conductors above ground must be in conduit.
5. Use a one piece clamp for ground rods. A clamp with 2 screws will not pass inspection.

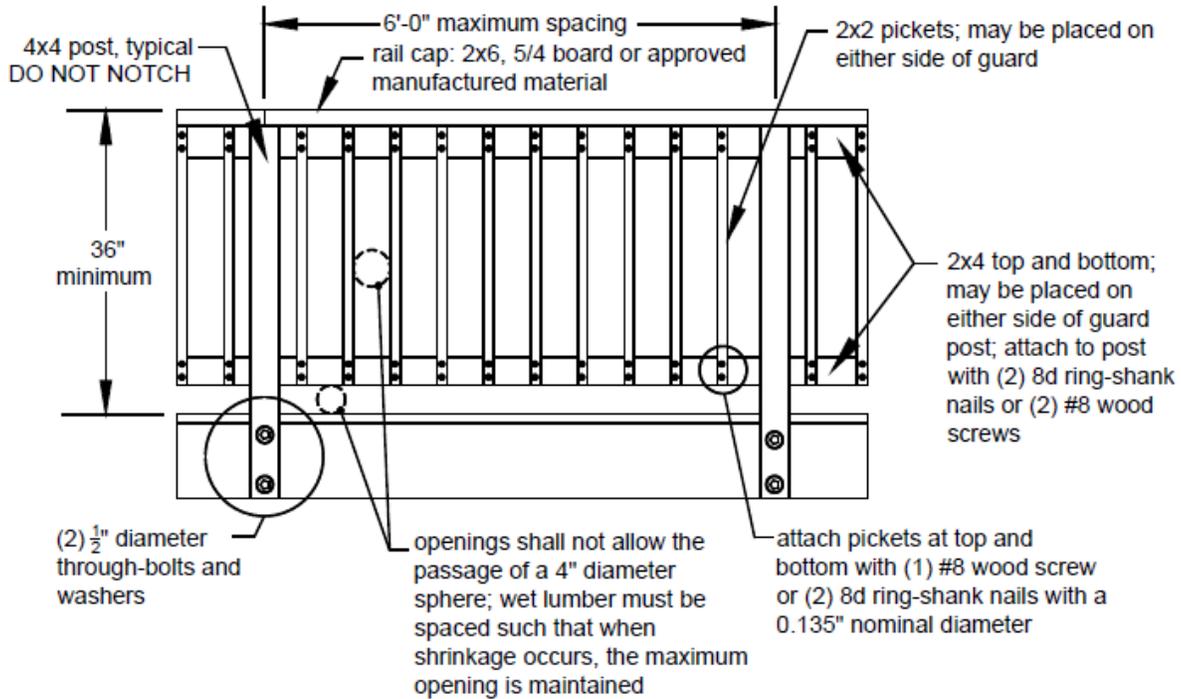
Entrances

1. All doors, front doors, back doors, sliding doors etc are required to have a landing or deck installed at the exterior of the door. Landings are to be a minimum of 3 feet x 3 feet.
2. Handrails shall be installed on steps with 3 or more steps in height. If the steps are open on both sides, then handrails are required on both sides. If the steps are open on only one side , and the other side is against the house, only one handrail is required. On the open side. Handrails are to be between 34 and 38 inches high from the deck surface or nose of the step treads.
3. Guardrails are required on all decks or porches 30 inches high or greater. Pickets shall be no more than 4 inches apart so that a 4 inch ball cannot pass through them and the bottom kick rail no more than 2 inches from the deck so that a 2 inch ball cannot pass through.
4. Treads shall be at least 89 inches wide with a 1 inch nosing allowed and risers between 71/4 and 73/4 inches.

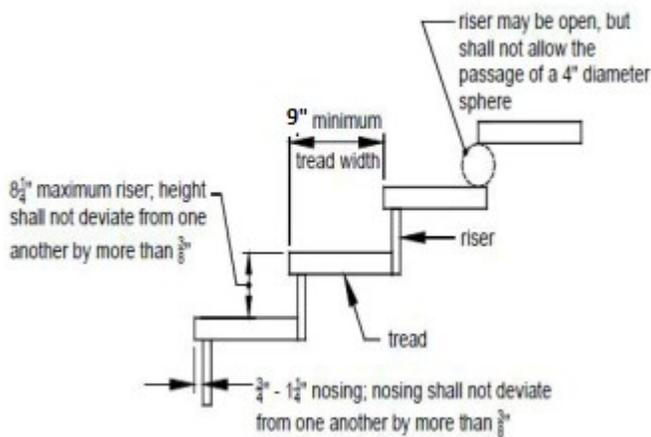
Inspection

We inspect mobile homes at the completion of the set up. We do not grant temporary power to build decks. If you are using masonry underpinning, we will need to inspect the footings for the masonry. We must have a copy of your completed septic permit if the house has a septic tank before we can authorize power connection.

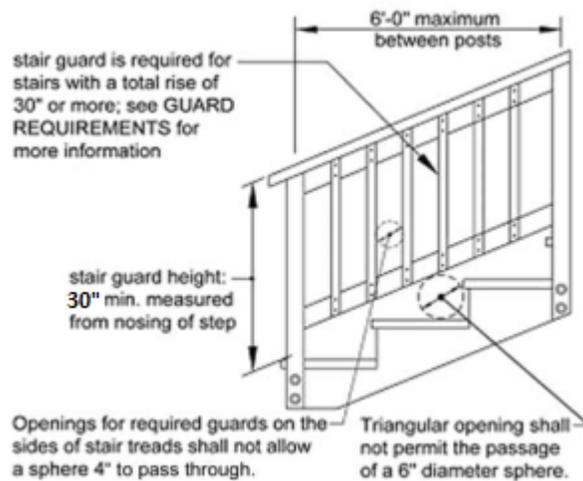
Handrails and Guardrails

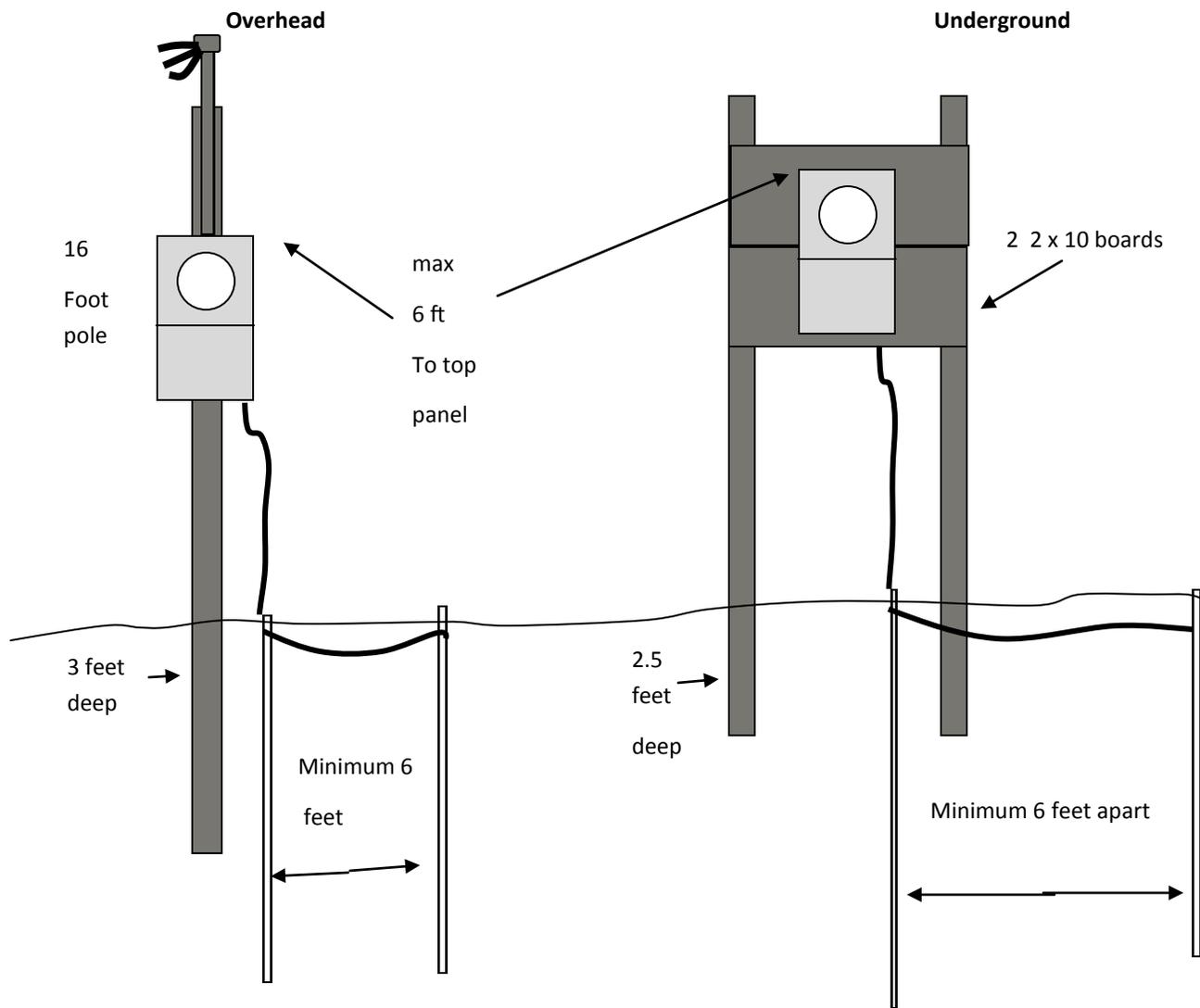


Tread and Riser Detail



Handrail Requirements





Two ground rods are to be driven flush with the ground , 6 feet from each other. Ground wire is to be continuous from the service panel.